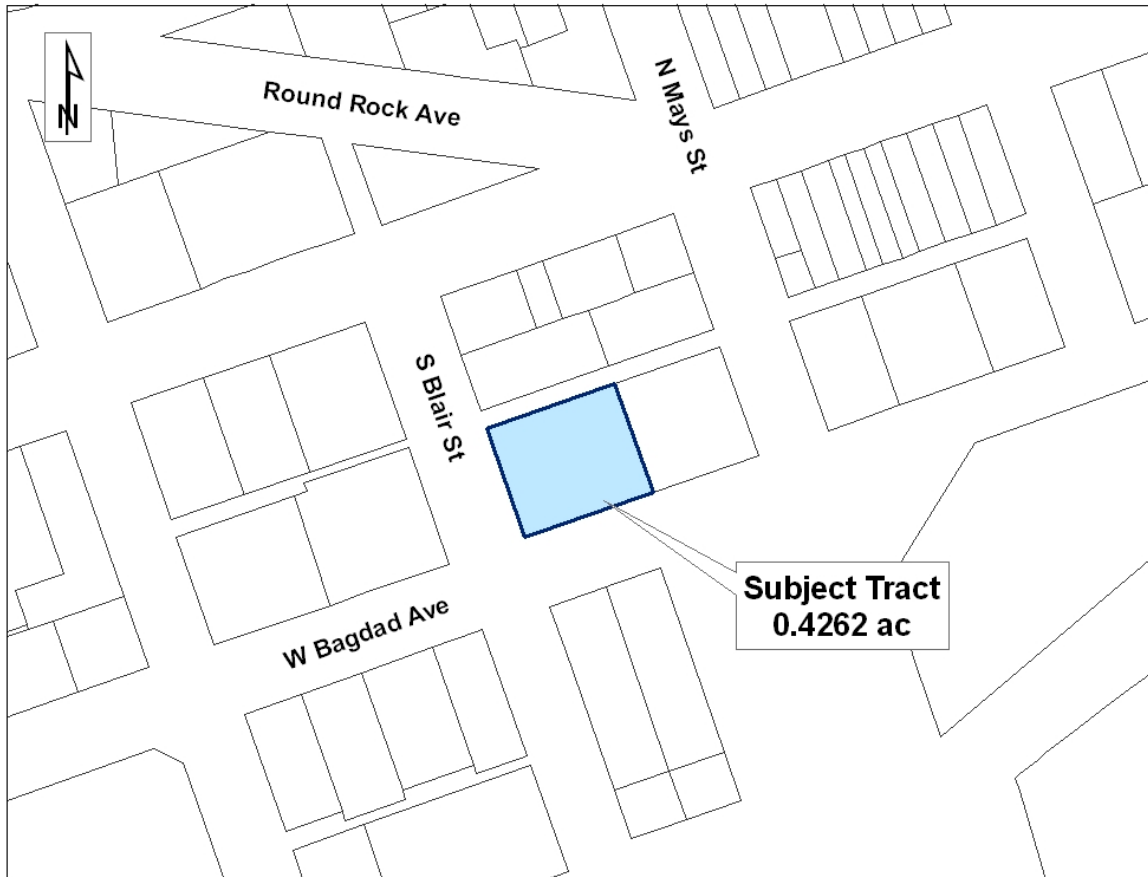


**106 West Bagdad Avenue
2006-023-ZC**



**106 West Bagdad Avenue
2006-023-ZC**

REQUEST: Removal of the Historic Overlay Zoning District to facilitate Building renovations that will result in the removal of historically significant exterior architectural features.

HISTORY: Known as the W.J. Walsh House, this property was built as a residence in 1931. The property received a local historic designation in 1993. It was designated because of its architectural significance as the only "Spanish Eclectic" style building in the City. The property has been receiving a historic tax exemption since 1994.

In August, the new owner of the property, Daniel Phipps presented a plan to the Historic Preservation Commission to make significant changes to the exterior of the building. The Historic Preservation Commission denied 7 of the 10 proposed changes to the building, determining that the changes were inappropriate according to the "Design Guidelines for Historic Commercial and Residential Districts & Properties", which was adopted by the City Council in 2000. Two of the proposed changes were approved, and the applicant was to re-approach the Historic Preservation Commission once he had determined a color scheme. For the 7 proposed changes that were denied, the applicant may still make changes to those elements of the building, provided that elements removed from the building be replaced in-kind to closely match the original feature, as stated in the design guidelines document. As a result of the denial of the 7 proposed changes, the applicant did not receive the required "Certificate of Appropriateness" from the Historic Preservation Commission.

Within the allowable 15 day period after the Historic Preservation Commission meeting, the applicant submitted a letter to the City Secretary requesting to appeal the Historic Preservation Commission's decision to the City Council. This appeal is still pending and is dependent upon the results of the decision concerning the rezoning.

Shortly after his request for an appeal, Mr. Phipps submitted an application for a rezoning. He is requesting the removal of the Historic Overlay Zoning District on his property to facilitate the completion of the proposed building renovations. The removal of the Historic Overlay would also mean the removal of the local historic designation. The request for rezoning went before the Historic Preservation Commission on October 17th, and the Commission denied the request. The Commission's recommendation in full is provided below.

DATE OF REVIEW: October 25, 2006

OWNER: Daniel Phipps

CONSULTING ENGINEER: N/A

DESCRIPTION: 0.4262 acres, Wiley Harris Survey, Abstract No. 298

PRESENT ZONING: MU-1a with Historic Overlay

PRESENT LAND USE: Office

LOCATION: Northeast corner of W. Bagdad Avenue and South Blair Street

ADJACENT LAND USE:

| | |
|--------|--------------------------------|
| North: | Commercial (Round Rock Leader) |
| South: | Fully Enclosed Utility (AT&T) |
| East: | Auto Repair |
| West: | New Fire Station |

PROPOSED LAND USE: Office

GENERAL PLAN POLICY: Mixed-use according to the Southwest Downtown Plan which encourages maintaining the residential character of the District and conservation approach to preservation.

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: Significant background materials are provided in your packet concerning this case. The applicant also submitted a report outlining his proposal and reason for request for rezoning. No property owner of a historically designated property has ever requested a rezoning for a building that is still standing and is in good condition. The condition of this property has been inspected every year as part of the City's historic property tax exemption program, demonstrating the City's commitment to preserving this structure.

RECOMMENDATION: The Historic Preservation Commission recommends disapproval.

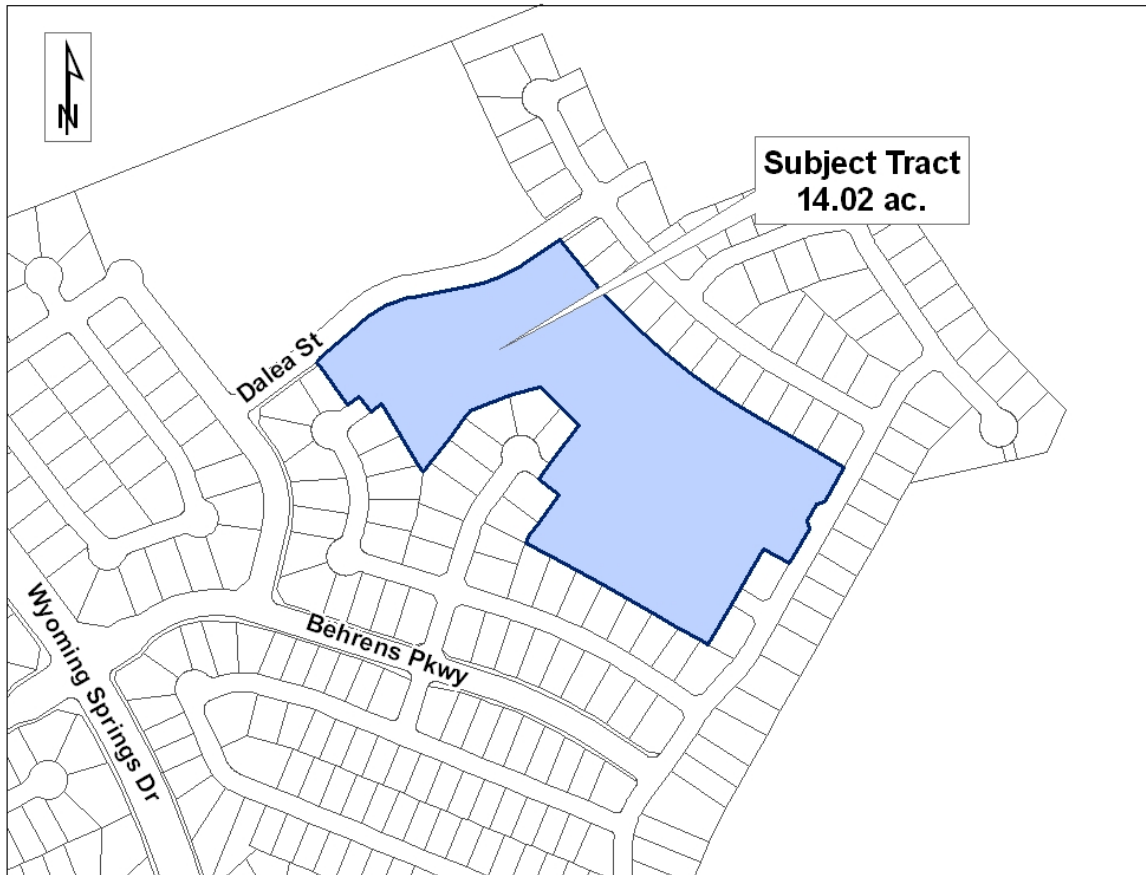
At their October 17, 2006 meeting, the Historic Preservation Commission denied the request to remove the historic overlay zoning district from 106 W. Bagdad. Included in their motion were the following reasons for the denial of the request:

- The structure has been in the community since the 1930s

106 West Bagdad Avenue
2006-023-ZC

- The structure contains many of the elements required to be considered Spanish Eclectic
- The property is important to the community in that it is the only example of Spanish Eclectic style
- The property has been granted tax exemptions as a historic property since 1994
- The property was the Walsh family home
- This property is one of only a small number of historic properties that remains in the City
- The HPC is concerned that granting this request would set a precedent that would make it difficult for the Commission to meet its goal of preserving Round Rock's historic properties

Behrens Ranch Phase D, Section 4 2006-051-FP



Behrens Ranch Phase D, Section 4
2006-051-FP

REQUEST: Approval of the Final Plat

HISTORY: The revised preliminary plat was approved by Planning Commission on January 11, 2006. The revision affected Sections 3-6 by reducing the number of lots to increase lot width.

DATE OF REVIEW: October 25, 2006

OWNER: SCC-Canyon II Texas L.P.

CONSULTING ENGINEER: Randall Jones Engineering, Inc.

DESCRIPTION: 14.02 acres, David Curry Survey, Abstract No. 130

PRESENT ZONING: SF-2 (Single Family – Standard Lot)

PRESENT LAND USE: Vacant

LOCATION: West of Mirasol Drive and south of Portulaca Drive

ADJACENT LAND USE:

| | |
|--------|--|
| North: | Cactus Ranch Elementary (SF-2) |
| South: | Behrens Ranch (SF-2); Behrens Ranch Golf Course (OS) |
| East: | Behrens Ranch (SF-2) |
| West: | Behrens Ranch (SF-2) |

PROPOSED LAND USE: Single family residential

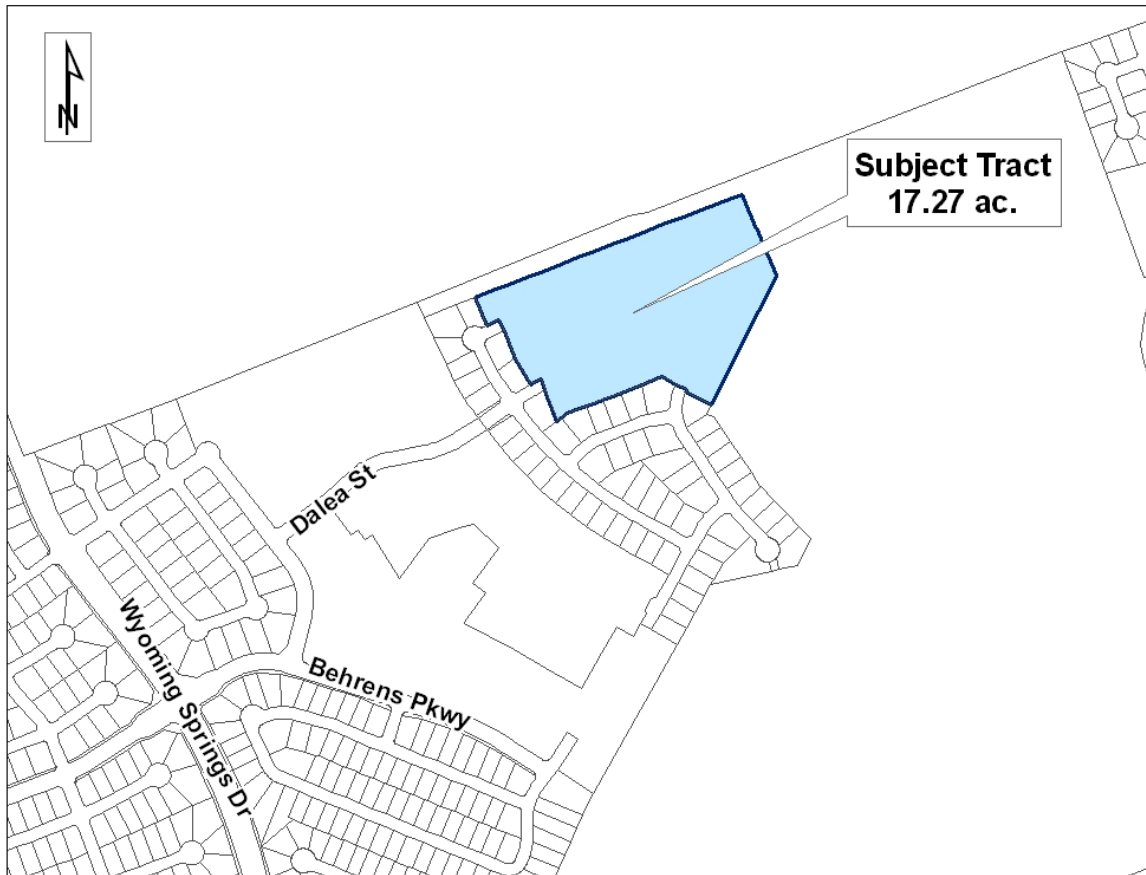
GENERAL PLAN POLICY: The General Plan designates the area for Residential.

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: The final plat contains 58 single family lots and one non-single family lot for landscaping and fencing. The proposal is in accordance with the approved revised preliminary plat. The plat meets our subdivision requirements.

RECOMMENDATION: Staff recommends approval.

Behrens Ranch Phase D, Section 6 2006-052-FP



Behrens Ranch Phase D, Section 6
2006-052-FP

REQUEST: Approval of the Final Plat.

HISTORY: The revised preliminary plat was approved by Planning Commission on January 11, 2006. The revision affected Sections 3-6 by reducing the number of lots to increase lot width.

DATE OF REVIEW: October 25, 2006

OWNER: SCC-Canyon II Texas L.P.

CONSULTING ENGINEER: Randall Jones Engineering, Inc.

DESCRIPTION: 17.27 acres, David Curry Survey, Abstract No. 130

PRESENT ZONING: SF-2 (Single Family – Standard Lot)

PRESENT LAND USE: Vacant

LOCATION: Northeast of the northeast corner of Old Settlers Boulevard and Wyoming Springs Drive

ADJACENT LAND USE:

| | |
|--------|--|
| North: | Texas Crushed Stone; vacant |
| South: | Behrens Ranch (SF-2); Behrens Ranch Golf Course (OS) |
| East: | Behrens Ranch Golf Course (OS) |
| West: | Behrens Ranch (SF-2); |

PROPOSED LAND USE: Single family residential

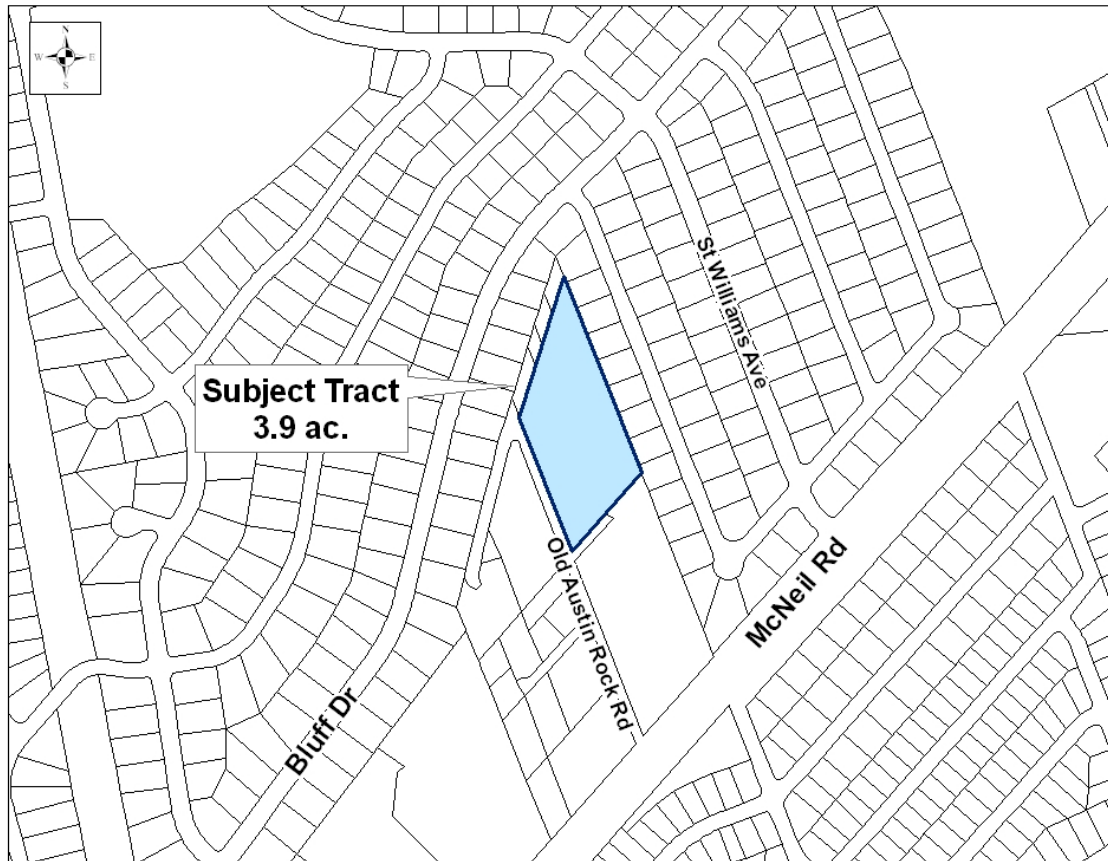
GENERAL PLAN POLICY: The General Plan designates the area for Residential.

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: The final plat contains 53 single family lots and two non-single family lots; one non-single family lot is a special purpose lot that will be deeded to the City of Round Rock, the other lot is for drainage. The proposal is in accordance with the approved revised preliminary plat. The plat meets our subdivision requirements.

RECOMMENDATION: Staff recommends approval.

**Carlin Subdivision - Replat of Lots 1-3, St Williams
Subdivision
2006-047-FP**



**Carlin Subdivision - Replat of Lots 1-3, St Williams Subdivision
2006-047-FP**

REQUEST: Approval of the Replat

HISTORY: This property consists of 3 lots that are a part of the St. Williams Catholic Church plat, recorded by the County in 1942. A preliminary plat for 5 lots, Lots 1-5 on the proposed replat, was approved by the Planning and Zoning Commission in July 2006. At that time, the 3 original lots were to be vacated, followed by a final plat of only Lots 1 – 5.

DATE OF REVIEW: October 25, 2006

OWNER: David G. Carlin Estate; Carlin United Holdings; Melecio and Victoria Carlin; and Carmen Carlin

CONSULTING ENGINEER: Steger & Bizzell Engineering

DESCRIPTION: 3.9 acres, Jacob M. Harrell Survey, Abstract No. 284

PRESENT ZONING: SF-2 (Single Family – Standard Lot)

PRESENT LAND USE: Vacant

LOCATION: North of Aleman Street and west of Old Austin Round Rock

ADJACENT LAND USE:

| | |
|--------|--|
| North: | Round Rock West Subdivision Section 4 (SF-2) |
| South: | St. Williams Catholic Church (SF-2) |
| East: | Round Rock West Subdivision Section 4 (SF-2) |
| West: | Remainder of the St William's Catholic Church (SF-2) |

PROPOSED LAND USE: Single-family Residential

GENERAL PLAN POLICY: Residential

UTILITIES: The development proposes standard municipal services.

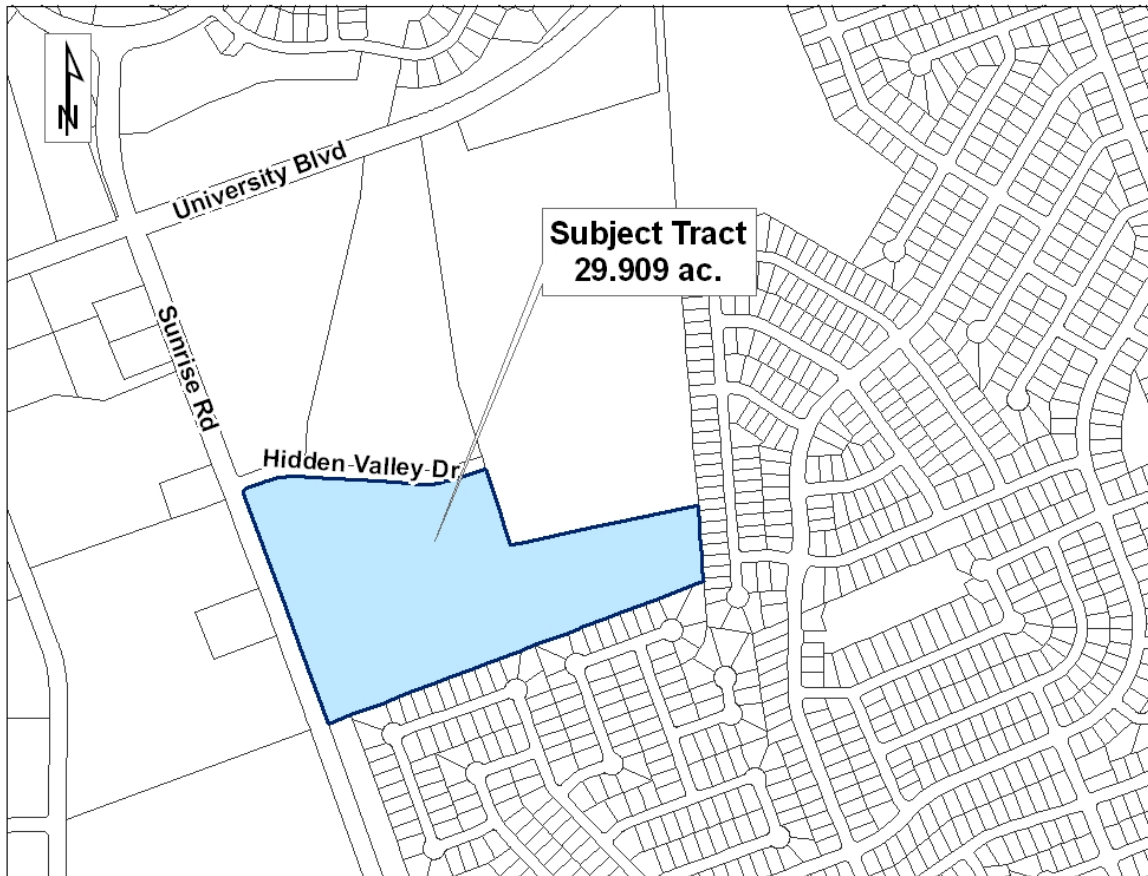
STAFF COMMENTS: This plat is for a 7-lot residential subdivision. The original 3 lots were owned by Carmen Carlin and throughout the years, he has given portions of those lots to various family members who in turn developed those portions without following the platted lot lines. There are currently five houses on the property. The intent of this plat is to create 7 legally platted lots in which the new lot lines will correspond to the existing development. Five of the new lots will contain houses and two will be available for future development.

RECOMMENDATION: Staff recommends approval with the following conditions:

Prior to plat recordation:

- 1) Ownership information at the time of recordation shall be confirmed for all property within the replat and all owners, or their representatives, and any associated lien holders, shall be a party to the plat (i.e., their notarized signature is affixed to the plat).
- 2) Prior to plat recordation, a 10 foot PUE shall be added to the mylar along the southeast border of lots 4, 5, 6, and 7 abutting Carlin Cove.
- 3) Prior to plat recordation, a PUE shall be recorded via separate instrument to include the entire extent of the Access Easement as recorded by document #2006086762.

Chandler Sunrise Subdivision 2006-054-FP



**Chandler Sunrise Subdivision
2006-054-FP**

REQUEST: Approval of the Final Plat.

HISTORY: The property was annexed and zoned for commercial and medium density residential uses in 1985. Section One of Oakmont Crossing was approved and recorded, but never developed. A Preliminary Plat of this and adjacent property was approved in the mid-1990s, but likewise was never developed. More recently, a PUD for this property, which will be developed as multi-family, was approved by the Commission in May 2006, and adopted by the City Council in June 2006. The preliminary plat was approved September 20, 2006.

DATE OF REVIEW: October 25, 2006

OWNER: Chandler Road Properties, L.P.

CONSULTING ENGINEER: Bury & Partners

DESCRIPTION: 29.909 acres, N.B. Anderson Survey, Abstract No. 29.

PRESENT ZONING: PUD 68 (Primarily Multifamily)

PRESENT LAND USE: Vacant

LOCATION: East of Sunrise Rd. and south of Hidden Valley Dr.

ADJACENT LAND USE:

| | |
|--------|--|
| North: | Vacant |
| South: | Vacant (zoned SF-2) |
| East: | Single-family residences |
| West: | Sunrise Road (vacant across the street – zoned LI) |

PROPOSED LAND USE: Multifamily Residential

GENERAL PLAN POLICY: Residential

UTILITIES: The development proposes standard municipal services.

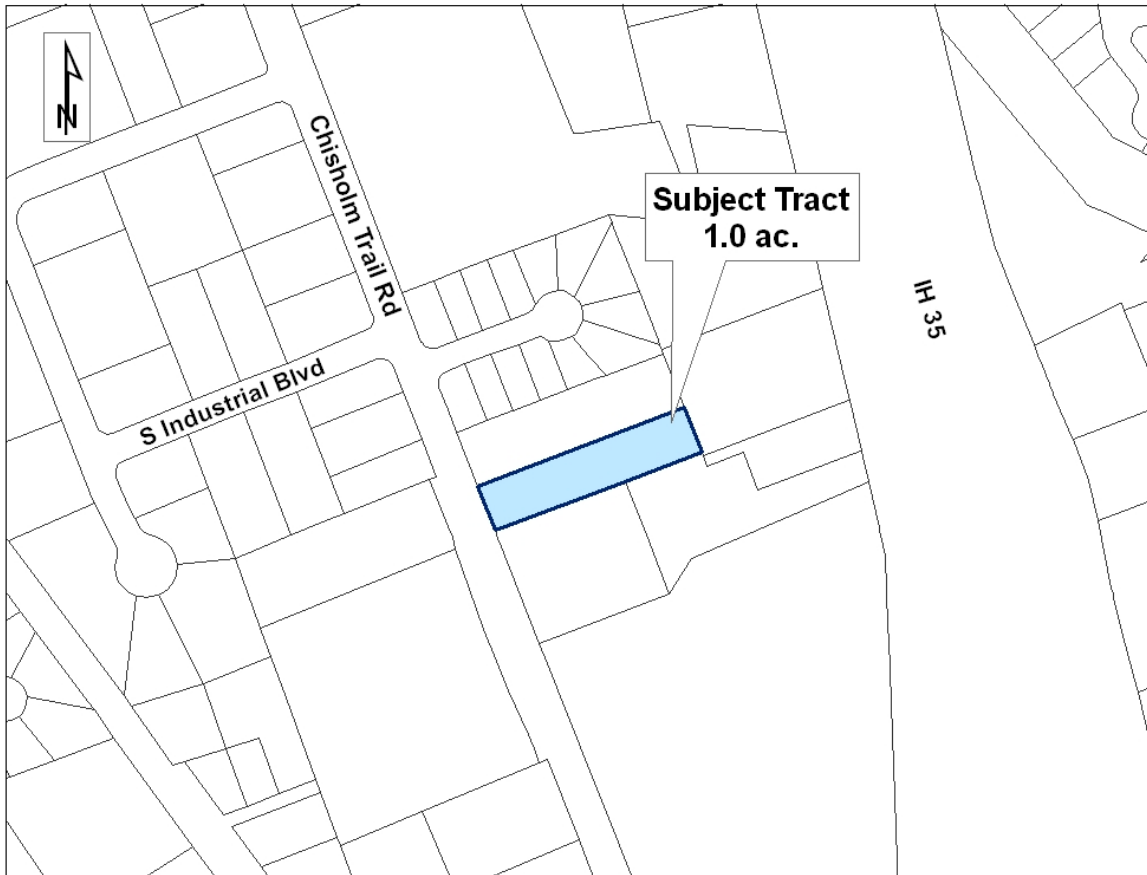
STAFF COMMENTS: Oakmont Crossing, an existing recorded subdivision covering a portion of this property, was never developed. The owner has requested that the lots underlying this project be vacated to facilitate a new, larger, one-lot subdivision; that request appears elsewhere on the October 25, 2006 Commissioners' agenda. As indicated in a plat note, a document vacating the existing lots, if so approved, and the recording of this Final Plat, if so approved, will be done simultaneously.

RECOMMENDATION: As this application meets the requirements of our subdivision ordinance, staff recommends approval with the following condition:

The vacation of Oakmont Crossing Sec 1, Lots 1 & 2, Blk A has been approved.

Charlotte Smith Subdivision – Partial Plat Vacation 2006-003-V

Vacation Review



**Charlotte Smith Subdivision – Partial Plat Vacation
2006-003-V**

REQUEST: Approval of the partial plat vacation

HISTORY: The Charlotte Smith Subdivision is a one-lot subdivision approved by the Commission on October 20, 2004.

DATE OF REVIEW: October 25, 2006

OWNER: Charlotte Smith

CONSULTING ENGINEER: Coulter Engineering

DESCRIPTION: 1 acre, J.M. Harrell Survey, Abstract No. 284

PRESENT ZONING: C-1, General Commercial

PRESENT LAND USE: Vacant

LOCATION: Approximately 850 north of the northeast corner of Chisholm Trail and Sam Bass Roads.

ADJACENT LAND USE: North: Two-family (TF) zoning
South: General Commercial (C-1) zoning
East: General Commercial (C-1) zoning
West: Industrial (I) zoning

PROPOSED LAND USE: Office

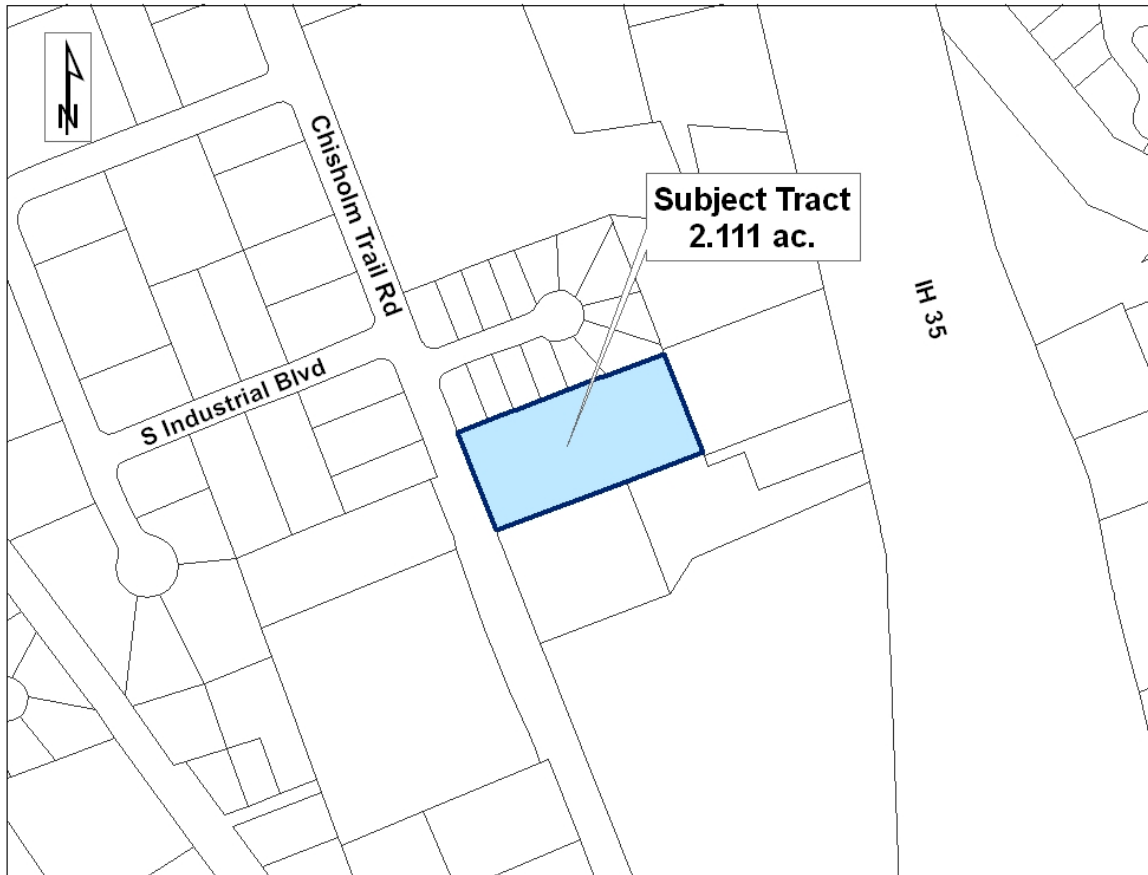
GENERAL PLAN POLICY: Commercial

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: This subdivision was never developed after the Final Plat was approved. This partial vacation will help facilitate a proposed project, Chisholm Trail Office Park, which is also on the October 25, 2006 Commissioners agenda.

RECOMMENDATION: Staff recommends approval.

Chisholm Trail Office Park 2006-053-FP



**Chisholm Trail Office Park
2006-053-FP**

REQUEST: Approval of the Final Plat

HISTORY: This project, if approved, will replace the Charlotte Smith and Mundell Subdivisions, approved October 20, 2004 and June 4, 1997, respectively.

DATE OF REVIEW: October 25, 2006

OWNER: Charlotte Smith

CONSULTING ENGINEER: Coulter Engineering

DESCRIPTION: 2.111 acres, J.M. Harrell Survey, Abstract No. 284

PRESENT ZONING: General Commercial, C-1

PRESENT LAND USE: Vacant

LOCATION: Approximately 850 feet north of the northeast corner of Chisholm Trail and Sam Bass Roads.

ADJACENT LAND USE: North: Two-family (TF) zoning
South: General Commercial (C-1) zoning
East: General Commercial (C-1) zoning
West: Industrial (I) zoning

PROPOSED LAND USE: Office

GENERAL PLAN POLICY: Commercial

UTILITIES: The development proposes standard municipal services.

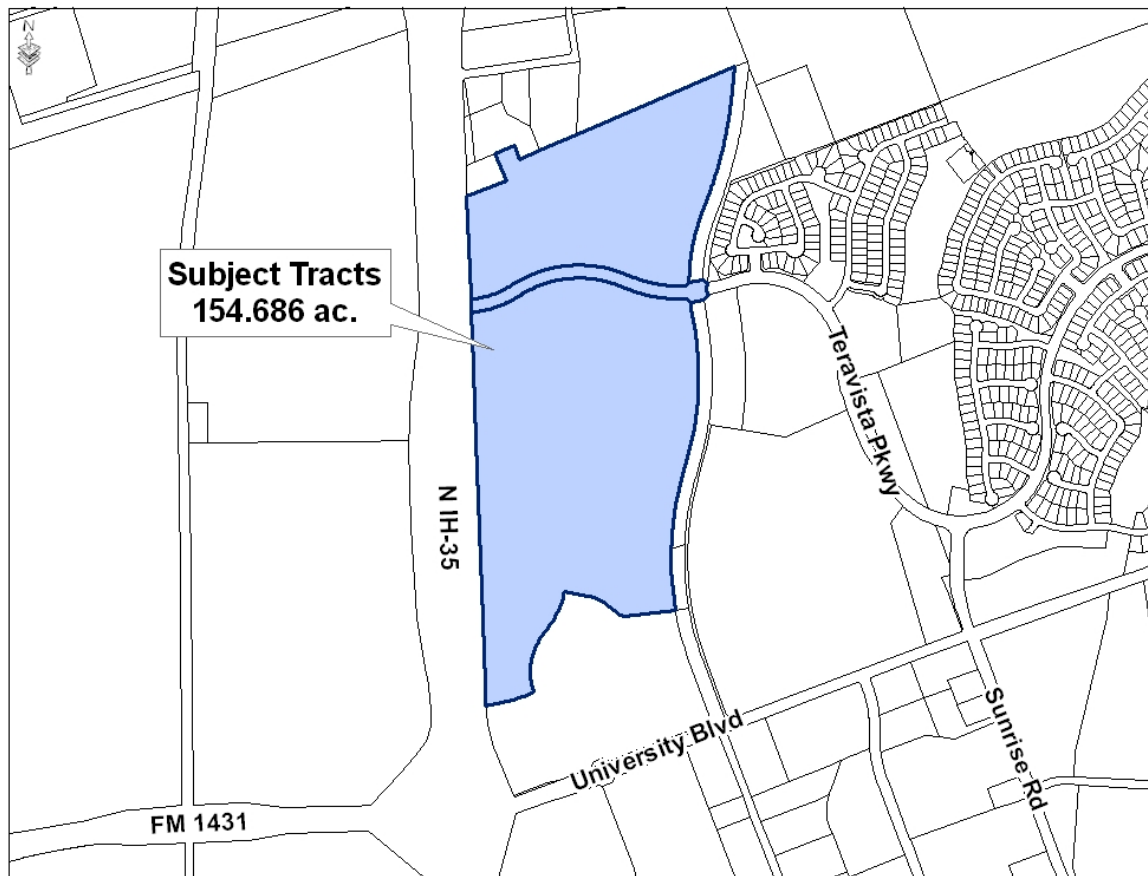
STAFF COMMENTS: Charlotte Smith and the Mundell Subdivisions were both recorded one-lot subdivisions. The owner has requested those subdivisions be partially vacated to facilitate this new, larger, one-lot subdivision. Everything is being vacated except the ten-foot right-of-way previously dedicated. As indicated in a plat note, the documents vacating the existing portions of the recorded subdivisions, if so approved, and the recording of this Final Plat, if so approved, will be done simultaneously.

One additional plat note depicting the minimum finished floor elevations has been added to the original mylar that is not reflected on the paper copies distributed with this analysis.

RECOMMENDATION: As this application meets the requirements of our subdivision ordinance, staff recommends approval with the following condition:

The partial vacation of the Charlotte Smith Subdivision and the Mundell Subdivision was approved.

CPG Partners Commercial Tract - Revised Preliminary 2006-020-PP



**CPG Partners Commercial Tract - Revised Preliminary
2006-020-PP**

REQUEST: Approval of the Revised Preliminary Plat

HISTORY: Round Rock Premium Outlets were granted zoning with the approval of PUD 60 in May 2005. A Preliminary Plat was approved on March 16, 2005 with a Revised Preliminary Plat approved on July 13, 2005.

DATE OF REVIEW: October 25, 2006

OWNER: CPG Round Rock, L.P. and SPG Round Rock NS, L.P.

CONSULTING ENGINEER: Bury & Partners, Inc.

DESCRIPTION: 154.686 acres, Ephraim Evans Survey, Abstract No. 212

PRESENT ZONING: PUD 60

PRESENT LAND USE: Commercial/Retail

LOCATION: Northeast corner of IH-35 and University Blvd.

ADJACENT LAND USE:

| | |
|--------|---|
| North: | PUD 61; Automobile Sales- ETJ |
| South: | IKEA (PUD 64); Vacant Commercial (PUD-65) |
| East: | Teravista Multi Family & Scott and White Hospital (MF, C1-a, and PF-3 zoning) |
| West: | Interstate 35 |

PROPOSED LAND USE: Commercial/ Retail

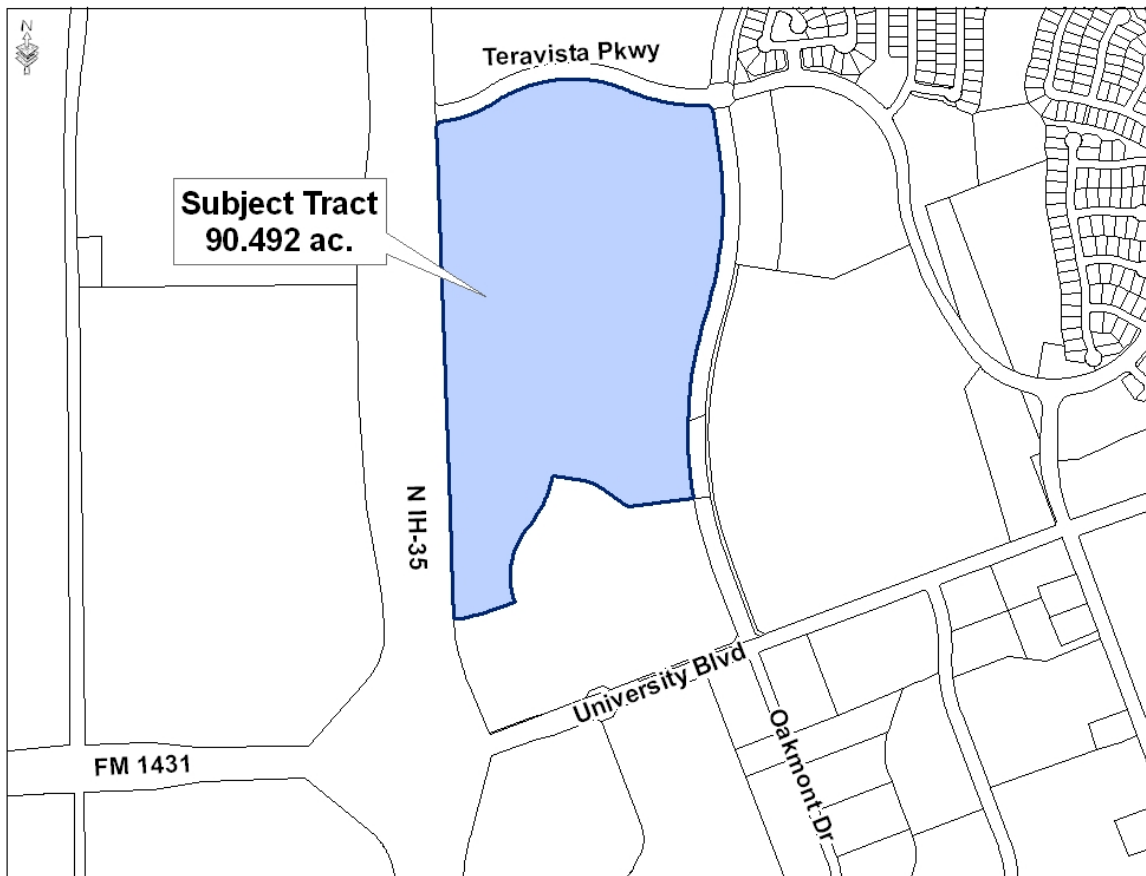
GENERAL PLAN POLICY: Commercial

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: The purpose of the revision is to facilitate the replat of Lot 1, Block "A" of CPG Partners Commercial Tract Section 1 into three lots only.

RECOMMENDATION: Staff recommends approval.

**CPG Partners Commercial Tract, Section 1 - Replat of
Lot 1, Blk A
2006-055-FP**



**CPG Partners Commercial Tract, Section 1 - Replat of Lot 1, Blk A
2006-055-FP**

REQUEST: Approval of the Replat

HISTORY: Round Rock Premium Outlets were granted zoning with the approval of PUD 60 in May 2005. A Preliminary Plat was approved on March 16, 2005 with a Revised Preliminary Plat approved on July 13, 2005.

DATE OF REVIEW: October 25, 2006

OWNER: CPG Round Rock, L.P. and SPG Round Rock NS, L.P.

CONSULTING ENGINEER: Bury & Partners, Inc.

DESCRIPTION: 90.491 acres, Ephraim Evans Survey, Abstract No. 212

PRESENT ZONING: PUD 60

PRESENT LAND USE: Vacant

LOCATION: South of Teravista Parkway between IH-35 and Oakmont Drive

ADJACENT LAND USE:

| | |
|--------|---|
| North: | Future Commercial (PUD 61) |
| South: | IKEA (PUD 64); Vacant Commercial (PUD-65) |
| East: | Teravista Multi Family & Scott and White Hospital (MF, C1-a, and PF-3 zoning) |
| West: | Interstate 35 |

PROPOSED LAND USE: Commercial

GENERAL PLAN POLICY: Commercial

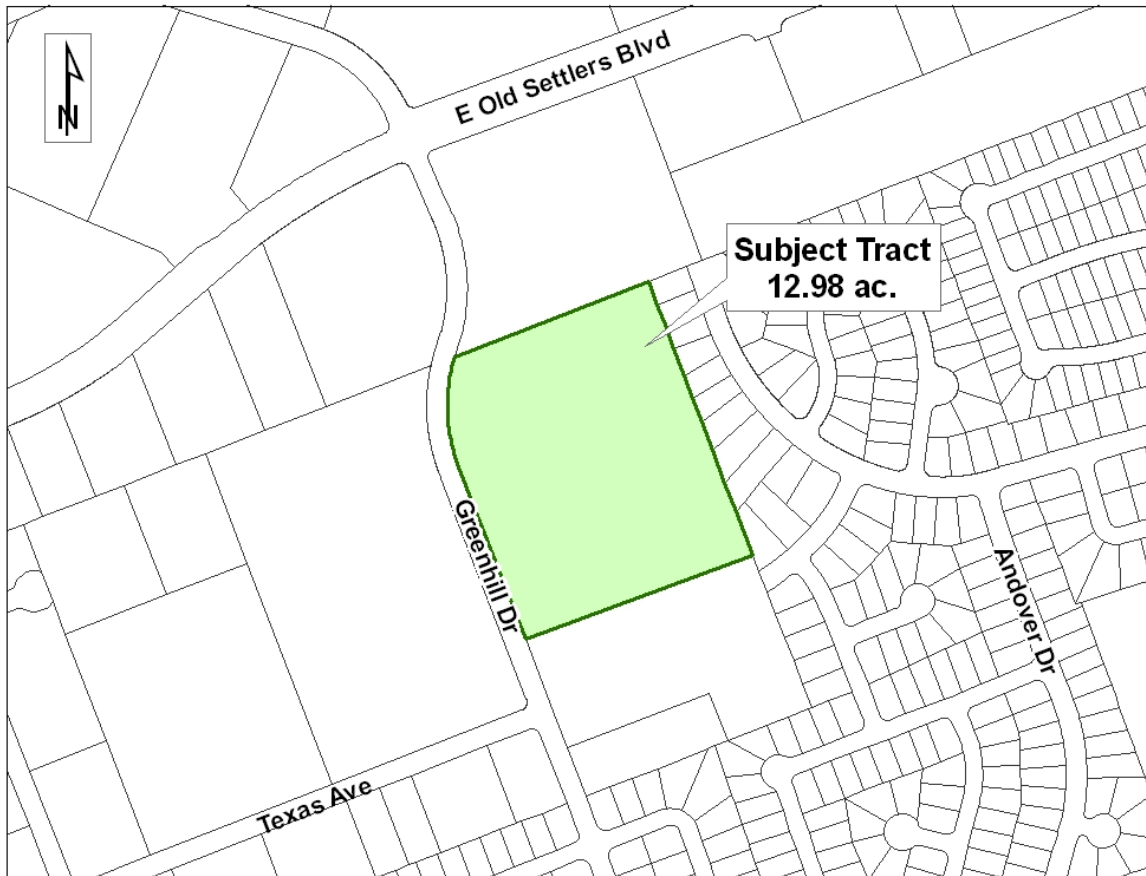
UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: The purpose of the replat is to allow for three additional lots at the south end of the property.

RECOMMENDATION: Staff recommends approval with two conditions:

- 1) That the revised preliminary plat has been approved;
and
- 2) Water and Wastewater Schematics shall be provided to our Public Works Department that depict services to each lot including a looped water system for each lot.

Green Square 2006-006-CP



**Green Square
2006-006-CP**

| | |
|----------------------|---|
| REQUEST: | Approval of the Concept Plan |
| HISTORY: | No platting history. |
| DATE OF REVIEW: | October 25, 2006 |
| OWNER: | Designed Tree Partners, L.P. |
| CONSULTING ENGINEER: | Eclipse Environmental & Engineering, Inc. |
| DESCRIPTION: | 12.98 acres, David Curry Survey, Abstract No. 130 |
| PRESENT ZONING: | Light Industrial |
| PRESENT LAND USE: | Vacant |
| LOCATION: | Northeast of the northeast corner of Texas Avenue and Greenhill Drive |
| ADJACENT LAND USE: | North: Light Industrial, vacant South: Light Industrial East: Chapel Hill Subdivision (zoned TF) West: Light Industrial |
| PROPOSED LAND USE: | Industrial |
| GENERAL PLAN POLICY: | Industrial |
| UTILITIES: | The development proposes standard municipal services. |
| STAFF COMMENTS: | The proposal is requesting approval of a one lot concept plan for an approximate 12.98 acres north of Texas Avenue and east of Greenhill Drive. The property is zoned Light Industrial. |
| RECOMMENDATION: | Staff recommends approval. |

HEB #4 Subdivision Revised Preliminary 2006-018-PP



**HEB #4 Subdivision Revised Preliminary
2006-018-PP**

REQUEST: Approval of the Revised Preliminary Plat

HISTORY: The property received zoning with PUD 53 in conjunction with the original platting of HEB #4 Subdivision on May 28, 2003 with the final plat approved in August 2003.

DATE OF REVIEW: October 25, 2006

OWNER: HEB Grocery Company, L.P.

CONSULTING ENGINEER: Bury & Partners

DESCRIPTION: 37.998 acres, P.A. Holder, Abstract No. 297

PRESENT ZONING: Commercial/PUD 53

PRESENT LAND USE: Commercial

LOCATION: Northwest corner of E. Palm Valley Blvd. (US Hwy 79) and FM 1460

ADJACENT LAND USE: North: Single family residential- Johnson Tract, PUD 53
South: Rocking Horse Ranch (PUD 26)
East: Various Fast Food Restaurants, two Banks (C1)
West: C1 and Mesa Ridge Single-family subdivision

PROPOSED LAND USE: Commercial

GENERAL PLAN POLICY: Commercial

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: The purpose of the revised preliminary plat is to facilitate the approval of the proposed replat of Lot 1 Block 1 HEB #4 Subdivision.

RECOMMENDATION: Staff recommends approval.

HEB No. 4 - Replat of Lot 1, Block 1 2006-043-FP



HEB No. 4 - Replat of Lot 1, Block 1
2006-043-FP

REQUEST: Approval of the replat

HISTORY: The property received zoning with PUD 53 in conjunction with the original platting of HEB #4 Subdivision on May 28, 2003 with the final plat approved in August 2003.

DATE OF REVIEW: October 25, 2006

OWNER: HEB Grocery Co., L.P.

CONSULTING ENGINEER: Bury & Partners

DESCRIPTION: 37.998 acres, P.A. Holder, Abstract No. 297

PRESENT ZONING: PUD 53

PRESENT LAND USE: Commercial

LOCATION: Northwest corner of E. Palm Valley Blvd. (US Hwy 79) and FM 1460

ADJACENT LAND USE:

| | |
|--------|--|
| North: | Single family residential- Johnson Tract, PUD 53 |
| South: | Rocking Horse Ranch (PUD 26) |
| East: | Various Fast Food Restaurants, two Banks (C1) |
| West: | C1 and Mesa Ridge Single-family subdivision |

PROPOSED LAND USE: Commercial

GENERAL PLAN POLICY: Commercial

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS:

The purpose of the replat is to maintain one lot on an existing approximate 36.5 acre commercial site.

As indicated in by plat note 11, the plat cannot be recorded until Lot 2, adjacent to this final plat, has been deeded to the City of Round Rock as indicated on the original Final Plat.

RECOMMENDATION:

Staff recommends approval with one condition:

The revised preliminary plat has been approved.

Highland Hwy 79 Commercial, Phase 1
2006-045-FP

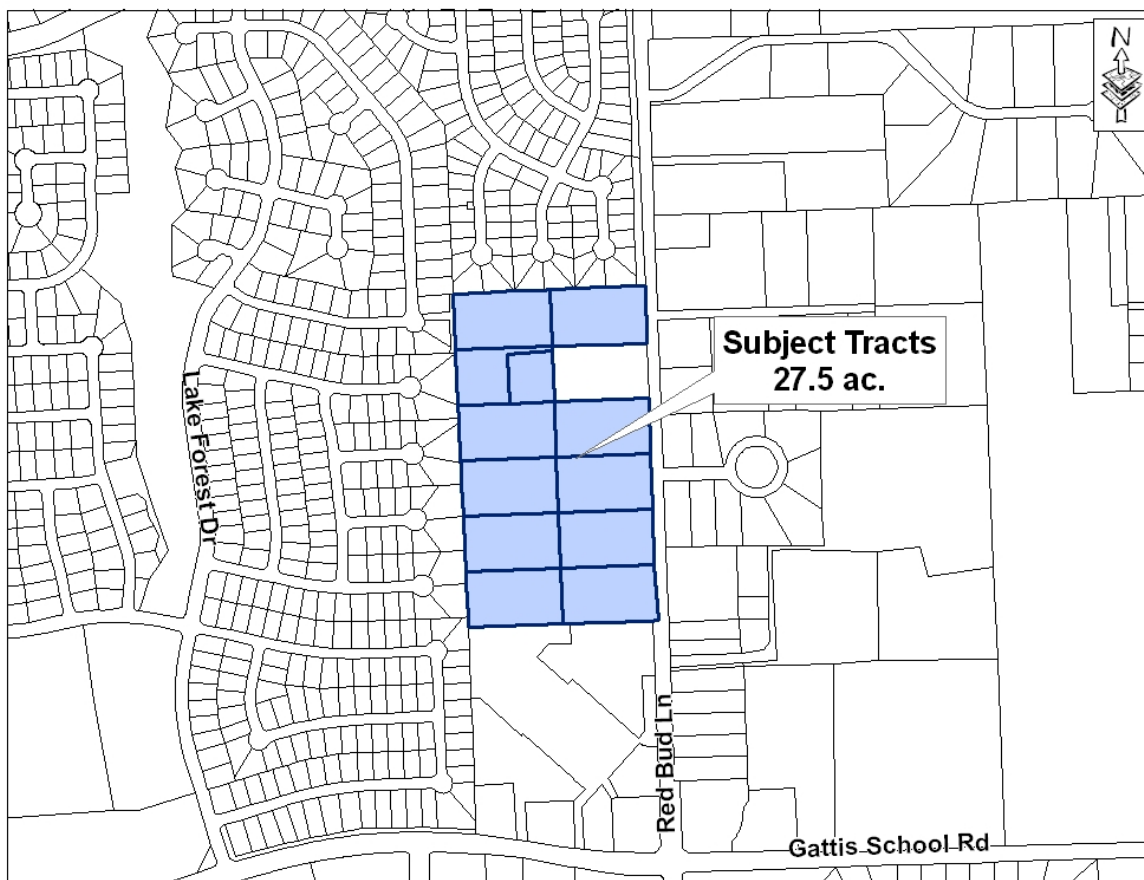
TABLED

Highland Hwy 79 Commercial, Phase 2
2006-046-FP

TABLED

Highland Terrace 2006-021-Z

Public Hearing and Recommendation Review



**Highland Terrace
2006-021-Z**

REQUEST: Approval of original zoning of PUD 71.

HISTORY: The property was annexed on April 13, 2006, but has not yet been zoned.

DATE OF REVIEW: 10/25/06

OWNER: Rasafar, Sook, Carlin, Sohns, Bunnell, Kits, Toscano, Arimes

CONSULTING ENGINEER: None

DESCRIPTION: 27.5 acres, out of the Joseph Marshall Survey, Abstract No. 409

PRESENT ZONING: Unzoned

PRESENT LAND USE: Vacant

LOCATION: West side of Red Bud Lane, north of Gattis School Road.

ADJACENT LAND USE: North: Single-family residences
South: Albertson's
East: Red Bud Lane (offices and single-family homes across the street)
West: Single-family residences

PROPOSED LAND USE: Offices and local commercial uses

GENERAL PLAN POLICY: The General Plan designates this property as Residential. In addition to residential uses, this designation includes some non-residential uses, such as office and limited commercial, that are considered transitional uses compatible with both residential and higher intensity uses.

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS:

As discussed at last month's meeting, the City annexed the Highland Terrace neighborhood in April of this year and is proposing PUD zoning for all of the properties except for a 2.5-acre tract owned by the Jenkinsons, who have opted to stay out of the PUD and remain residential. We are therefore recommending that they remain unzoned, which in accordance with the Zoning Ordinance, will allow them to be treated as if they were zoned SF-R (Single Family – Rural).

The PUD divides the property into three parcels. (See attached map.) Parcels 1 and 2 are limited to OF (office, medical office and day care) uses, and Parcel 3 is limited to C-2 (local commercial) uses with additional prohibited uses.

All development within the PUD will have the following additional regulations above and beyond what is called for in the OF and C-2 zoning districts:

- Buildings may be no more than one story.
- Trees anywhere within the PUD that are 20 inches or more must be preserved, and all trees within 50 feet of the single-family residences to the west and north must be preserved.
- The PUD also allows for some off-site signage so that properties without direct frontage on Red Bud Lane can still have a sign on Red Bud Lane.
- However, all the signs must be monument signs.
- Additionally, utilities must be underground.

In addition to these regulations that apply to all of the property, the PUD further restricts Parcel 1 as follows:

- The hours of operation of the offices are limited to 7:00a.m – 7:00p.m.
- Individual buildings are limited to 4,000 square feet and they must be generally aligned parallel with the rear property line.
- Fencing must be installed prior to construction to help screen the construction from the neighboring residences.
- Certain design standards related to the building materials and roof pitch must also be met.
- The first 50 feet from the rear property line adjacent to Lake Forest and Forest Ridge must remain undisturbed other than landscaping.
- Additionally, detention facilities, light fixtures, dumpsters, drive aisles and parking areas are prohibited within 150 feet of the rear property line unless they are screened by an intervening building.
- The PUD also provides certain exemptions for existing homes that are converted to offices.

In response to the Commission's concerns regarding the Jenkinson property we have also added extra regulations to further address compatibility. The PUD document included in your packet is a red-lined version which should make it easy for you to identify the differences from what was presented to the Commission in September. These changes represent what we believe to be a fair balance between the owners within the PUD and the Jenkinsons.

You can find the changes on pages 5-6 and 16-17. They only affect the interface between the Jenkinsons property and the surrounding parcels. There were no changes to permitted uses and there were no changes to the setbacks and buffers related to Lake Forest and Forest Ridge. I've summarized the changes below.

I've also included two maps in your packet. One illustrates the buffers and setbacks that will apply to the Jenkinson property. The other illustrates the area that buildings (not necessarily parking, driveways, dumpsters and lighting) will be allowed.

PAGES 5-5, SECTION 9:

Additional development standards were added to Parcel 2. Individual buildings within 100' of the northern boundary of Parcel 2 (that's the boundary that abuts the Jenkinsons) can be no more than 4,000 sq. ft. each.

In addition, the north boundary of Parcel 2 now has the same 50' landscape buffer and building setback that applies to Lake Forest and Forest Ridge. The north boundary also has the same

Highland Terrace 2006-021-Z

150' parking and driveway setback (unless screened by an intervening building) that applies to Lake Forest and Forest Ridge.

We also added a clause allowing these extra restrictions to be modified by an administrative amendment to the PUD in the event that the Jenkinson property is zoned for something other than single-family residential.

PAGES 16-17, EXHIBIT D, SECTION 6:

The landscape buffer and building setback on the west and north boundaries of the Jenkinson property were revised to include a 25' landscape buffer and building setback as well as a 50' lighting and dumpster setback. The previous landscape buffer was 15' with a building setback of 50'. (This is the normal buffer and setback required by the Zoning Ordinance between non-residential and residential properties.) Under the previous regulations, buildings had to be at least 50' away, but parking, driveways, lighting and dumpsters could be within 15' of the property line. With the change we've made, buildings can be closer to the property line but the other features are pushed farther away. We believe this encourages a site layout that will better address the concerns of the Jenkinsons while at the same time allowing some flexibility for the surrounding property owners.

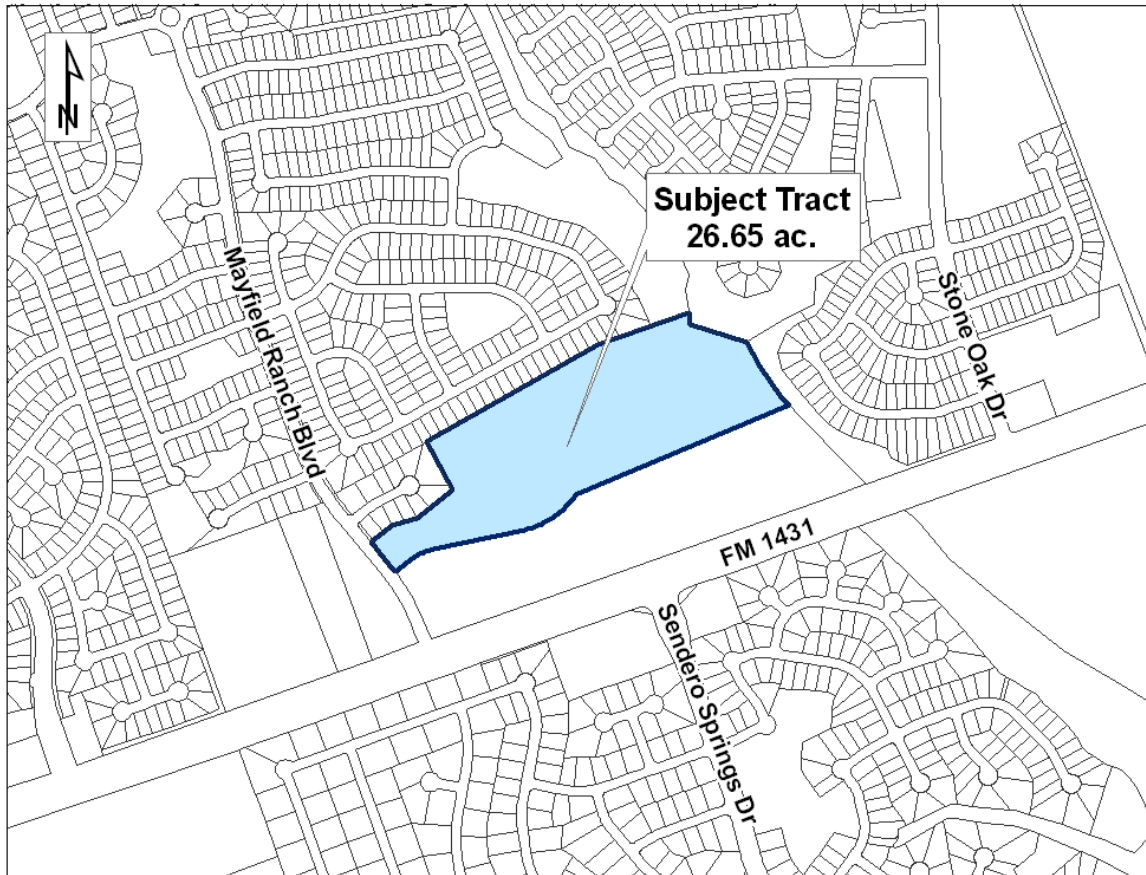
As with the Parcel 2 regulations, we've added a clause allowing these extra restrictions to be modified by an administrative amendment to the PUD in the event that the Jenkinson property is zoned for something other than single-family residential.

We also added a clarification that accounts for the existing access easements. If the existing driveway and access easement stays in place, then the buffer will begin on the north side of the access easement. In other words, there will be a 25' access easement and then a 25' landscape buffer and building setback. If the driveway and access easement are removed, then the 25' landscape buffer and building setback will begin at the property line. So it's a trade-off: If the driveway stays, then the buildings must be 50' away. If the driveway goes away, then the buildings only have to be 25' away.

These changes are the result of meeting with the Jenkinsons and their neighbors. While the buffers and setbacks provided in the PUD do not fully satisfy the Jenkinsons, we believe it is a fair compromise. Our goal all along has been to gather input from all of the stakeholders and to create a PUD that best addresses the needs of the property owners, their neighbors and the City as a whole. No one who has participated in the creation of the PUD is getting everything they want. But everyone except for the Jenkinsons is satisfied with what we are proposing. The objection of the Jenkinsons should not be misconstrued as exclusion from the process, but rather should be viewed as a request for more than the neighbors are willing to give and more than staff is willing to recommend.

RECOMMENDATION: Staff recommends approval

Mayfield Ranch Enclave - Lot 14
2006-049-FP



Mayfield Ranch Enclave - Lot 14
2006-049-FP

REQUEST: Approval of the Final Plat

HISTORY: The Enclave at Mayfield Ranch received concept plan approval and amended PUD-23 June 1, 2005. The preliminary plat was approved by the Planning and Zoning Commission July 13, 2005.

DATE OF REVIEW: October 25, 2006

OWNER: BJM Mayfield Ranch, Ltd.

CONSULTING ENGINEER: Austin Civil Engineers

DESCRIPTION: 26.65 acres,

PRESENT ZONING: Town House Residential- PUD 23

PRESENT LAND USE: Vacant

LOCATION: North of the northeast corner of F.M. 1431 and Mayfield Ranch Boulevard

ADJACENT LAND USE: North: Village at Mayfield Ranch, SF-2
South: Vacant (PUD-23 allowing retail and townhouse uses)
East: Preserve at Stone Oak, SF-2
West: Mayfield Ranch, SF-2

PROPOSED LAND USE: Residential

GENERAL PLAN POLICY: Residential

UTILITIES: The development proposes standard municipal services.

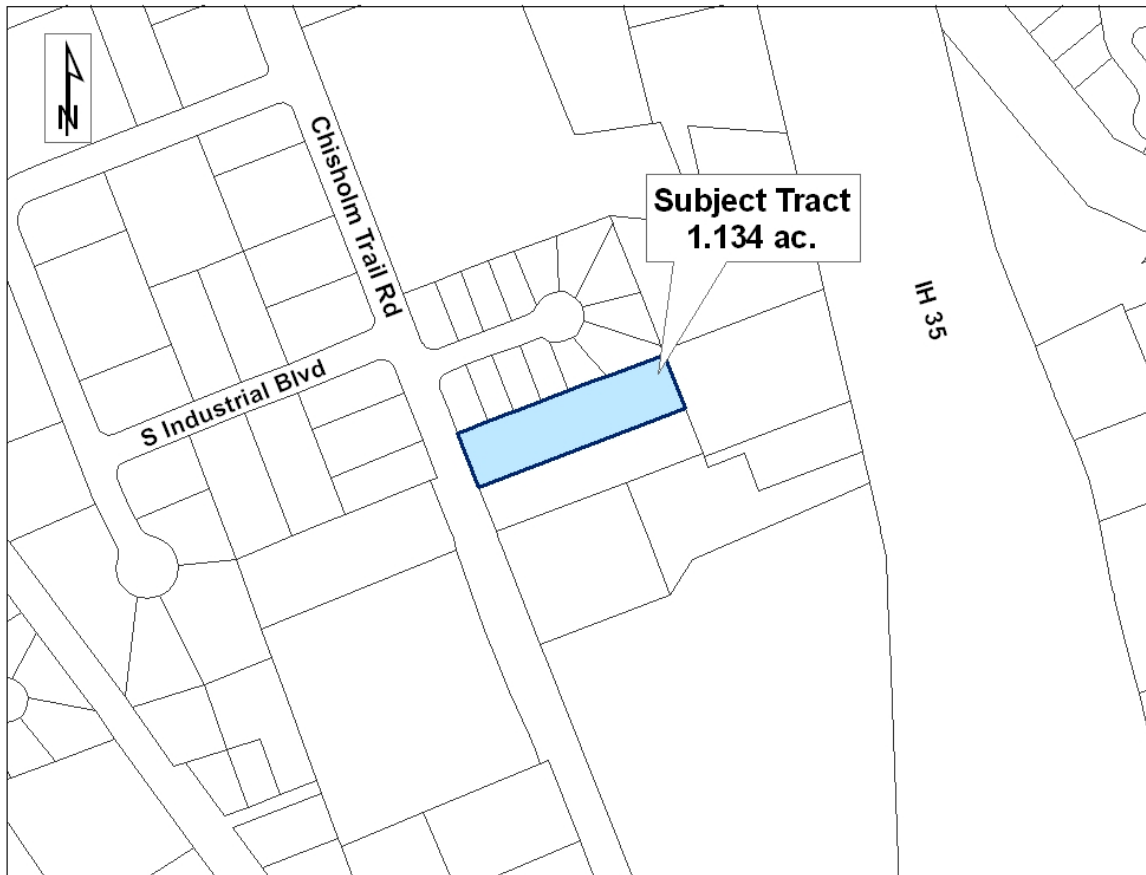
STAFF COMMENTS: The proposal is to final plat one multi-family lot. The parcel with originally zoned in 1995 but has remained undeveloped.

RECOMMENDATION: Staff recommends approval subject to the following condition:

Before recordation, the design engineer shall provide an updated drainage schematic and study verifying the floodplain location to the satisfaction of the city engineer, drainage and stormsewer easements and notes shall be added to the plat as determined by the study.

Mundell Subdivision Partial Plat Vacation 2006-002-V

Vacation Review



**Mundell Subdivision Partial Plat Vacation
2006-002-V**

REQUEST: Approval of the Partial Plat Vacation

HISTORY: The Mundell Subdivision is a one-lot subdivision approved by the Commission on June 4, 1997.

DATE OF REVIEW: October 25, 2006

OWNER: Charlotte Smith

CONSULTING ENGINEER: Coulter Engineering

DESCRIPTION: 1.134 acres, J.M. Harrell Survey, Abstract No. 284

PRESENT ZONING: General Commercial, C-1

PRESENT LAND USE: Vacant

LOCATION: Approximately 850 feet north of the northeast corner of Chisholm feet Trail and Sam Bass Roads.

ADJACENT LAND USE: North: Two-family (TF) zoning
South: General Commercial (C-1) zoning
East: General Commercial (C-1) zoning
West: Industrial (I) zoning

PROPOSED LAND USE: Office

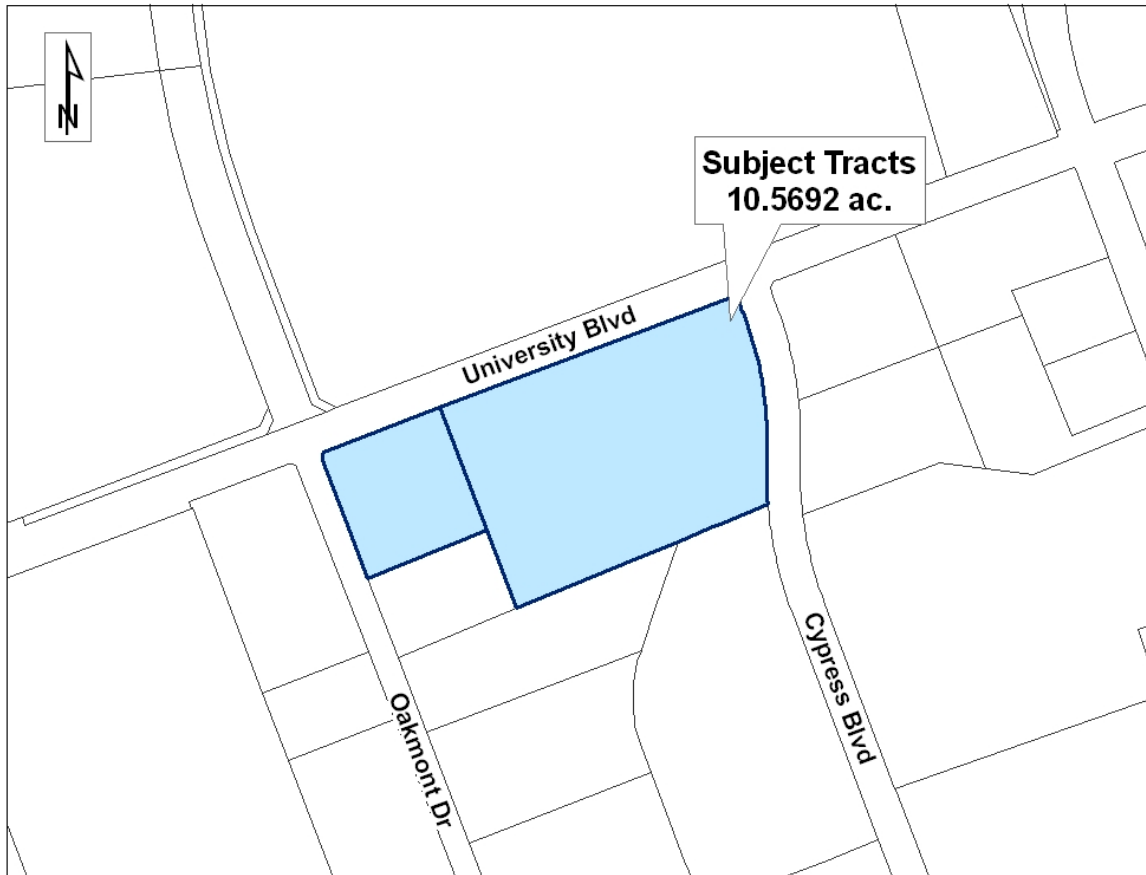
GENERAL PLAN POLICY: Commercial

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: This subdivision was never developed after the Final Plat was approved. This partial vacation will help facilitate a proposed project, Chisholm Trail Office Park, which is also on the October 25, 2006 Commissioners agenda.

RECOMMENDATION: Staff recommends approval.

Oakmont Centre - Amending Sec. 4 & 7 Replats 2006-050-FP



**Oakmont Centre - Amending Sec. 4 & 7 Replats
2006-050-FP**

REQUEST: Approval of the Plat

HISTORY: Oakmont Centre Section Seven was approved XXXX and Section Seven was approved XXXX. A subsequent replat of Lot 1 of Section Seven was approved XXXX and a replat of Lot 1 of Section Four was approved XXXX.

DATE OF REVIEW: October 25, 2006

OWNER: Chandler Creek LP c/o Brian Burke-Chandler LLP

CONSULTING ENGINEER: Fisher Hagood

DESCRIPTION: 10.5692 acres, Ephraims Evans Survey, Abstract No. 212

PRESENT ZONING:

PRESENT LAND USE: Vacant

LOCATION: Southwest Corner of University Blvd. and Cypress Blvd.

ADJACENT LAND USE: North:
South:
East:
West:

PROPOSED LAND USE:

GENERAL PLAN POLICY: Residential Commercial Industrial

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: Although these two lots are physical adjacent, they were originally platted in separate Sections, which explains why they were both originally platted as Lot 1

The sole purpose of this amended plat is to move a common lot line between the two lots.

RECOMMENDATION: Staff recommends disapproval due to an incomplete plat application that was not resolved during the cycle as requested. Thus staff was unable to complete their review.

**Oakmont Crossing Sec 1, Lots 1 & 2, Blk A - Partial
Plat Vacation
2006-004-V**

Vacation Review



**Oakmont Crossing Sec 1, Lots 1 & 2, Blk A - Partial Plat Vacation
2006-004-V**

REQUEST: Approval of the Partial Plat Vacation

HISTORY: A General Plan was approved by the Planning and Zoning Commission in 1986 and a Final Plat for this Section was approved in 1986 as well. A (revised) Preliminary Plat was approved in 1994, but it was approved with the condition that Section 1 be vacated.

DATE OF REVIEW: October 25, 2006

OWNER: Chandler Road Properties, L.P.

CONSULTING ENGINEER: Bury & Partners

DESCRIPTION: 3.762 acres, N.B. Anderson, Abstract No. 29

PRESENT ZONING: PUD-68

PRESENT LAND USE: Vacant

LOCATION: Southeast corner of Sunrise Road and Hidden Valley Drive.

ADJACENT LAND USE: North: Vacant, C1 zoning
South: Eagle Ridge, SF2
East: PUD-68
West: Sunrise Boulevard, Light Industrial

PROPOSED LAND USE: Residential

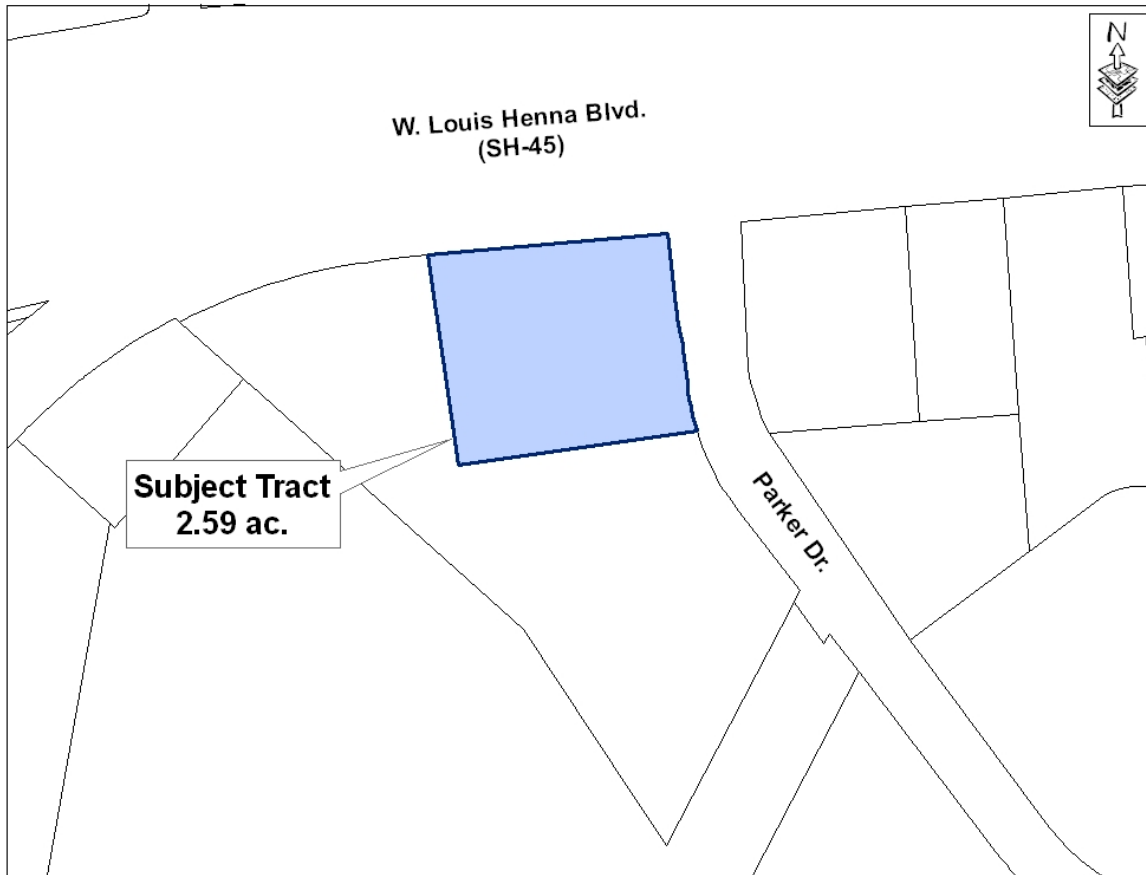
GENERAL PLAN POLICY: Residential

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: This Section was never vacated as stipulated by the Commission in approving the Preliminary Plat 12 years ago. No portion of that Preliminary Plat has been developed. A project following this vacation, Chandler Sunrise, is also on the Commissioners' October 25, 2006 agenda.

RECOMMENDATION: Staff recommends approval.

Parker Subdivision - Replat 2006-042-FP



**Parker Subdivision - Replat
2006-042-FP**

REQUEST: Approval of the Replat

HISTORY: The Preliminary Plat was approved by the Planning and Zoning Commission on July 3, 2002 and a Final Plat for Lot 1 was approved on June 2 , 2004. A revised preliminary plat is also on the Commissioners agenda for October 25, 2006.

DATE OF REVIEW: October 25, 2006

OWNER: RMR Round Rock, L.P.

CONSULTING ENGINEER: Consort, Inc.

DESCRIPTION: 2.59 acres, A. Sprecher Survey, Abstract No. 730

PRESENT ZONING: General Commercial, C1

PRESENT LAND USE: Vacant

LOCATION: Southwest corner of Louis Henna Boulevard and Parker Drive

ADJACENT LAND USE:

| | |
|--------|--|
| North: | Louis Henna Boulevard |
| South: | Office Park, C1 |
| East: | Existing and developing General Commercial, C1 |
| West: | Existing Multi Family, MF |

PROPOSED LAND USE: Commercial

GENERAL PLAN POLICY: Commercial

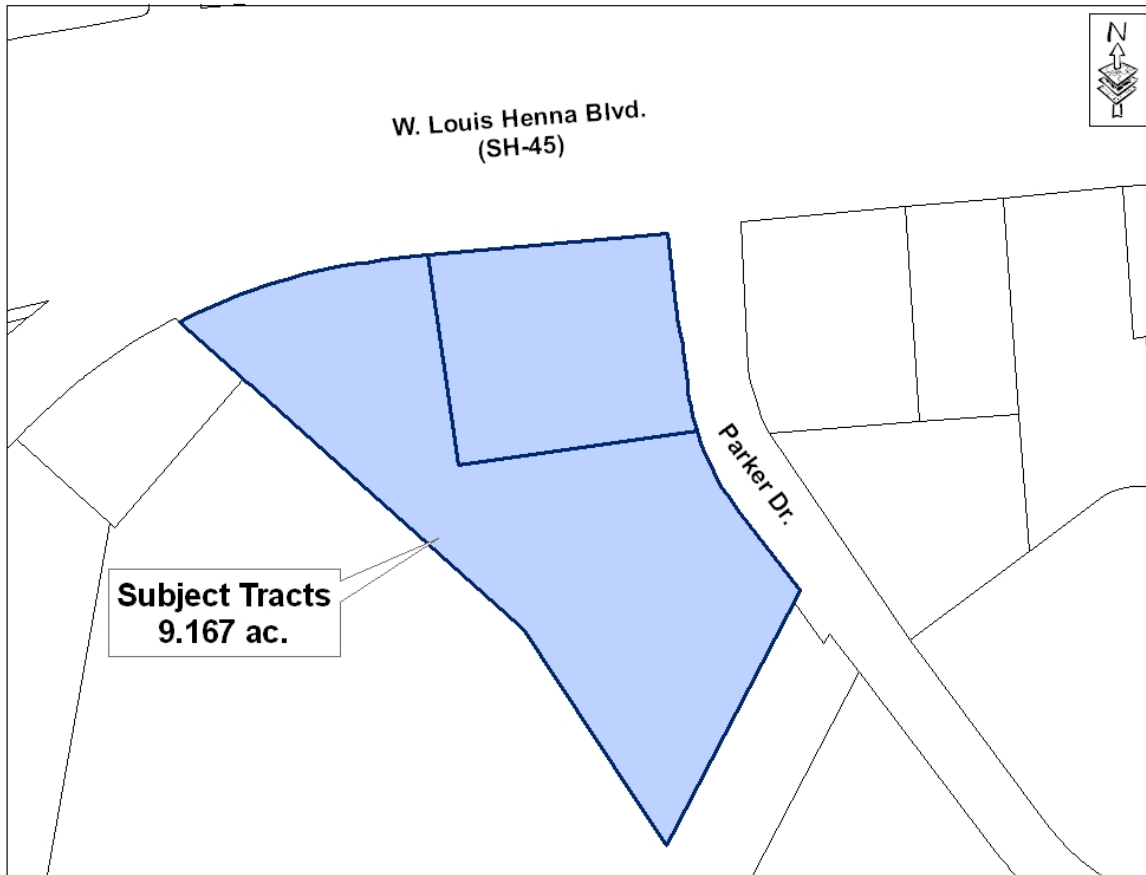
UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: The sole purpose of this replat is to relocate an internal lot line. Because the other lots have not yet been final platted, this application could not be reviewed or approved as an amended plat.

RECOMMENDATION: As this application meets the requirements of our subdivision ordinance, staff recommends approval with the following condition:

The revised preliminary plat has been approved.

Parker Subdivision, Revised Preliminary 2006-017-PP



**Parker Subdivision, Revised Preliminary
2006-017-PP**

REQUEST: Approval of the Revised Preliminary Plat

HISTORY: The Preliminary Plat was approved by the Planning and Zoning Commission on July 3, 2002; a Final Plat for Lot 1 was approved on June 2, 2004.

DATE OF REVIEW: October 25, 2006

OWNER: RMR Round Rock, L.P.

CONSULTING ENGINEER: Consort, Inc.

DESCRIPTION: 9.167 acres, A. Spreecher Survey, Abstract No. 719

PRESENT ZONING: General Commercial, C1

PRESENT LAND USE: Vacant

LOCATION: Southwest corner of Louis Henna Boulevard and Parker Drive

ADJACENT LAND USE: North: Louis Henna Boulevard
South: Office Park, C1
East: Existing and developing General Commercial, C1
West: Existing Multi Family, MF

PROPOSED LAND USE: Commercial

GENERAL PLAN POLICY: Commercial

UTILITIES: The development proposes standard municipal services.

STAFF COMMENTS: Although the Final Plat of Lot 1 was approved and recorded in June 2004, it was never developed. At this time, there is a project proposed for the Lot, but it requires the relocation of a common lot line.

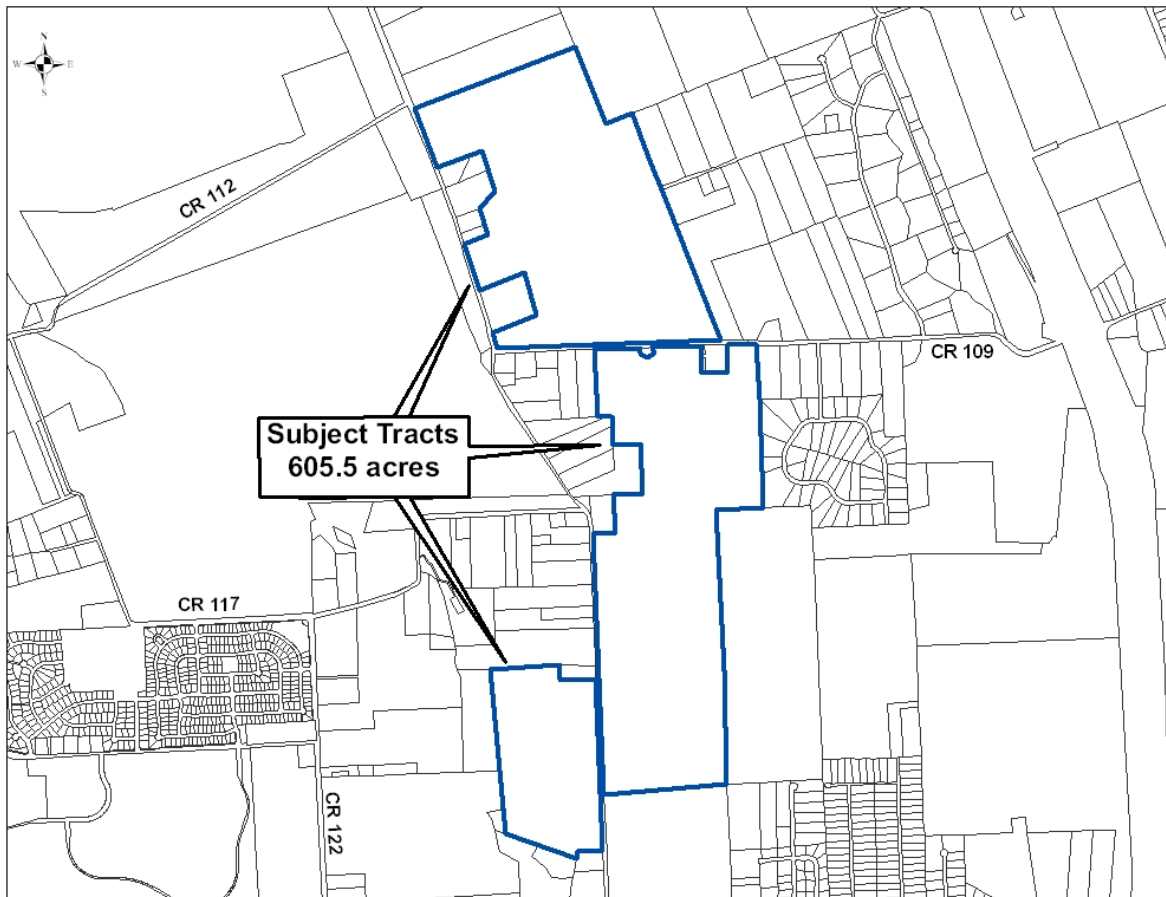
RECOMMENDATION: As this application meets all requirements of our subdivision ordinance, staff recommends approval.

Round Rock Nissan Replat
2006-029-FP

TABLED

Siena

2006-014-PP



Siena
2006-014-PP

REQUEST: Approval of the Preliminary Plat

HISTORY: The Concept Plan was approved August 17, 2005 ; the Revised Concept Plan was approved May 3, 2006.

DATE OF REVIEW: October 25, 2006

OWNER: Double J Investments

CONSULTING ENGINEER: Randall Jones Engineering, Inc.

DESCRIPTION: 605.53 acres, Robert McNutt Survey, Abstract # 422; William Dunn Survey, Abstract # 196; Willis Donoho Survey, Abstract # 173; Henry Millard Survey, Abstract # 452

PRESENT ZONING: Unzoned (ETJ)

PRESENT LAND USE: Vacant

LOCATION: Main portion east of CR 110, north and south of CR 109. Also west of CR 110 midway between CR 122 and E. Palm Valley Blvd. (US Hwy 79).

ADJACENT LAND USE:

| | |
|--------|---|
| North: | ETJ / ranch land |
| South: | ETJ / ranch land |
| East: | ETJ / ranch land and Country View Estates Subdivision |
| West: | ETJ / ranch land |

PROPOSED LAND USE: Mixed use development: single family homes, townhome units, multi-family units and commercial development

GENERAL PLAN POLICY: Residential

UTILITIES: The development proposes to be served by a newly created Municipal Utility District.

STAFF COMMENTS: The Revised Concept Plan was approved earlier this year but the Preliminary Plat could not be approved until the associated revised Concept Agreement for the MUD was approved by the City Council. That Agreement was approved October 12, 2006.

There are a number of corrections that have been made to the original mylar which are not reflected on the paper copies distributed with this analysis. Those modifications include the following:

- 1) Labeled the triangular out parcel (ownership, acreage) south of CR 109;

- 2) Changed the verbiage in the ROW dedication notes to "...designated lots will be dedicated with the recordation of the relevant final plats..."
- 3) Note 14 was reworded to read "...revised Concept Plan approved by the..."
- 4) Provided a lot # for the drainage lot west of CR110 that appears to be in Phase 25 (adjacent to block PP). Confirmed that the number and acreage of drainage lots as specified in site data is correct.
- 5) Redrew 19A in Phase 17 Block Y so as to abut right-of-way or otherwise identified;
- 6) Labeled small area adjacent to Lot 101 Block CC in Phase 19 Block CC; and
- 7) Labeled easement on Lots 2 & 3 Block G Phase 14

RECOMMENDATION:

As this preliminary plat meets all requirements of our subdivision ordinance, staff recommends approval of the preliminary plat.

Staff also recommends that the Commission grant staff the authority to administratively approve any necessary revisions to the preliminary plat that result solely from a need to meet the transportation requirements of Williamson County as those requirements pertain to the proposed internal streets.

**Teravista Section 32, Phase Two
2006-040-FP**

TABLED

Texas Crushed Stone PUD
2006-024-Z

POSTPONED

Turtle Creek Subdivision
2006-007-CP

POSTPONED

**Windy Park Village Phase 3
2006-048-FP**

**Windy Park Village Subdivision Phase 3 and 4
2006-019-PP**

TABLED